



## Hough Fold Way Harwood Bolton 3 Bedrooms

- **\*\*\* NO UPWARD CHAIN \*\*\***
- LOUNGE
- SEPARATE DINING ROOM
- FITTED WARDROBES TO ALL BEDROOMS
- EASY OFF ROAD PARKING
- GCH, UPVC DG, CAVITY WALL INSULATION
- EPC RATING D

**Price £280,000**



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Link-Detached family home with a good size lounge and a separate dining room.  
Fitted wardrobes to all bedrooms and easy off road parking.  
Walking distance to Harwood centre.

**Entrance Porch 7'10" (2.39m) x 3'9" (1.14m)** A glazed UPVC door with sidelight welcomes you into the property. There is a window, a radiator, tiled flooring, a cupboard for guest coats and a door and glazed screen into the hall.

**Hall 6'6" (1.98m) x 8'0" (2.44m)** The hall is carpeted, has doors into the lounge and the kitchen and the stairs to the upper floor.

**Lounge 11'0" (3.35m) x 15'6" (4.72m)**

The lounge is carpeted and has a large window on the front elevation making it nice and bright. There is an electric fire and surround, a radiator and a door into the dining room.

**Kitchen 7'9" (2.36m) Max x 14'3" (4.34m) Irregular Shape**

Has a range of cream wood effect laminate wall & base units with grey laminate worktops and tiled splashbacks. Neff built under electric oven and a Neff built in gas hob with an integrated extractor above. There is an integrated fridge, an integrated freezer and a space for a dishwasher. Single bowl stainless steel sink with a lever operated mixer tap and a window above overlooking the rear garden. There is a door to the understairs storage cupboard, a glazed UPVC external door on the side elevation, a radiator, a serving hatch through to the dining room and tiled flooring.

NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

**Dining Room - accessed from the lounge 11'0" (3.35m) x 9'3" (2.82m)**

Has room for a dining table and chairs plus additional furniture.

It is carpeted, has a radiator, a sliding patio door gives access into the rear garden and a serving hatch through into the kitchen.

**Landing 3'4" (1.02m) x 9'7" (2.92m)** The landing has doors into all bedrooms and the bathroom. It is carpeted, has a window on the side elevation and the loft access hatch is located here too. The loft has a pull down ladder and a light.

**Master Bedroom 11'4" (3.45m) Including Wardrobes x 14'4" (4.37m) Including Wardrobes**

The master bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes, cupboards above the bed, bedside tables and chests of drawers.

**2nd Bedroom 9'11" (3.02m) Including Wardrobes x 10'6" (3.2m) Including Wardrobes**

This double bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes and the corner doors hide away a desk with shelving.

**3rd Bedroom 7'7" (2.31m) Including Wardrobes x 9'6" (2.9m) Including Wardrobes**

The 3rd bedroom is carpeted and has a window on the side elevation with a radiator positioned beneath. There is plenty of storage in the fitted wardrobes, cupboards above the bed, bedside table and dressing table with drawers.

**Bathroom 8'8" (2.64m) x 5'5" (1.65m)** Is fully tiled and is fitted with a white 3 piece suite comprising of:- wc and wash basin in a combination vanity unit and bath with a concealed thermostatic shower over and glass shower screen. There is a window with obscure glazing on the rear elevation, a tall chrome heated towel rail and tiled flooring.

**Front Garden, Driveway & Garage**

The frontage is open plan and the garden is lawned and has established shrubs. The block paved driveway leads to the attached single garage. The garage has an electric up and over garage door, power, light and a utility area at one end.

**Rear Garden** The rear garden is fully enclosed with concrete post and timber fencing. There is a central lawn with planting borders of established shrubs and trees, and a paved patio area,



Freehold  
Combi boiler located in the garage  
Water Meter  
Council Tax Band D  
EPC Rating D

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